

126.0

0003

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

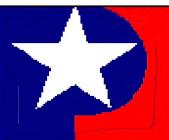
988,600 / 988,600

USE VALUE:

988,600 / 988,600

ASSESSED:

988,600 / 988,600


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
10		BAILEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARVELLI WILLIAM S & MARGARET
Owner 2:	WILLIAM & MARGARET CARVELLI TR
Owner 3:	

Street 1: 1790 CEDAR LANE

Street 2:

Twn/City: VERO BEACH

St/Prov: FL Cntry: Own Occ: N

Postal: 32963 Type:

PREVIOUS OWNER

Owner 1: CARVELLI WILLIAM S & -

Owner 2: CARVELLI MARGARET L -

Street 1: 1790 CEDAR LANE

Twn/City: VERO BEACH

St/Prov: FL Cntry:

Postal: 32963

NARRATIVE DESCRIPTION

This parcel contains 6,500 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1920, having primarily Aluminum Exterior and 2251 Square Feet, with 3 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION

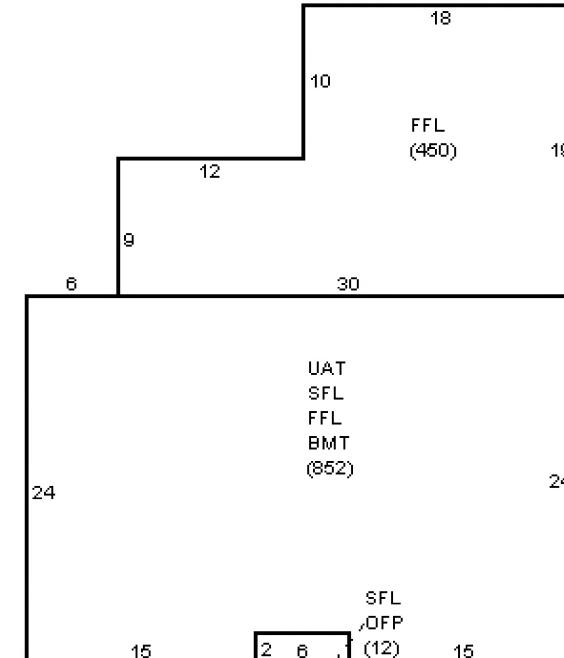
Type:	12 - Multi-Conver
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	3 Total: 3
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Average

COMMENTS

3 UNITS 2, 4 RM APTS A 1 STUDIO OUT BACK
ZONED COMM. Sink in BMT.

SKETCH**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1920
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 50%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	3
% Heated:	100 % AC: 50
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	105						

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 2
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 9 BRs: 3 Baths: 2 HB	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:		
Interior:		
Additions:		
Kitchen:		
Baths:		
Plumbing:		
Electric:		
Heating:		
General:		
Totals		
3	9	3

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	1	
1	1	1	

CALC SUMMARY

Basic \$ / SQ:	160.00
Size Adj.:	1.13476455
Const Adj.:	0.99495000
Adj \$ / SQ:	180.645
Other Features:	145395
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	663718
Depreciation:	228651
Depreciated Total:	435067
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	
Special Features:	0
Final Total:	435100
Val/Su SzAd:	200.88

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,302	180.650	235,200	UAT	100	FLA	40	C	
SFL	Second Floor	864	180.650	156,078						
BMT	Basement	852	54.190	46,173						
UAT	Upper Attic	213	93.940	20,008						
OPP	Open Porch	12	43.780	525						
Net Sketched Area:		3,243	Total:		457,984					
Size Ad	2166	Gross Are	3882	FinArea	2251					

IMAGE

AssessPro Patriot Properties, Inc